

Equitable Transit-Oriented Development

ETOD Policy Plan

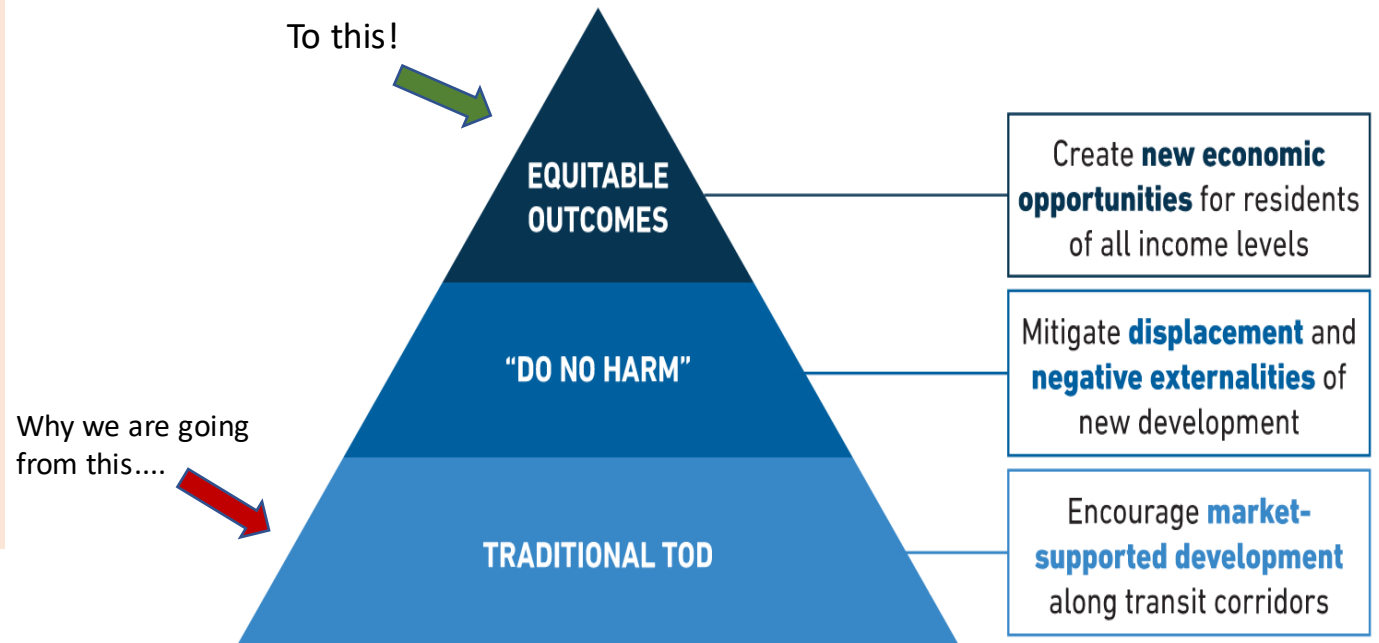
Community Development Commission - February 2023



ETOD Resolution 20210610-093

- Prioritization of equitable outcomes
- Categorization of TODs by tiers using context-sensitive criteria
- Anti-displacement strategies
- Preservation of existing and creation of affordable housing
- Creation of market-rate housing
- Compact, connected and transit-supportive
- Mix of land uses
- Codify community benefits

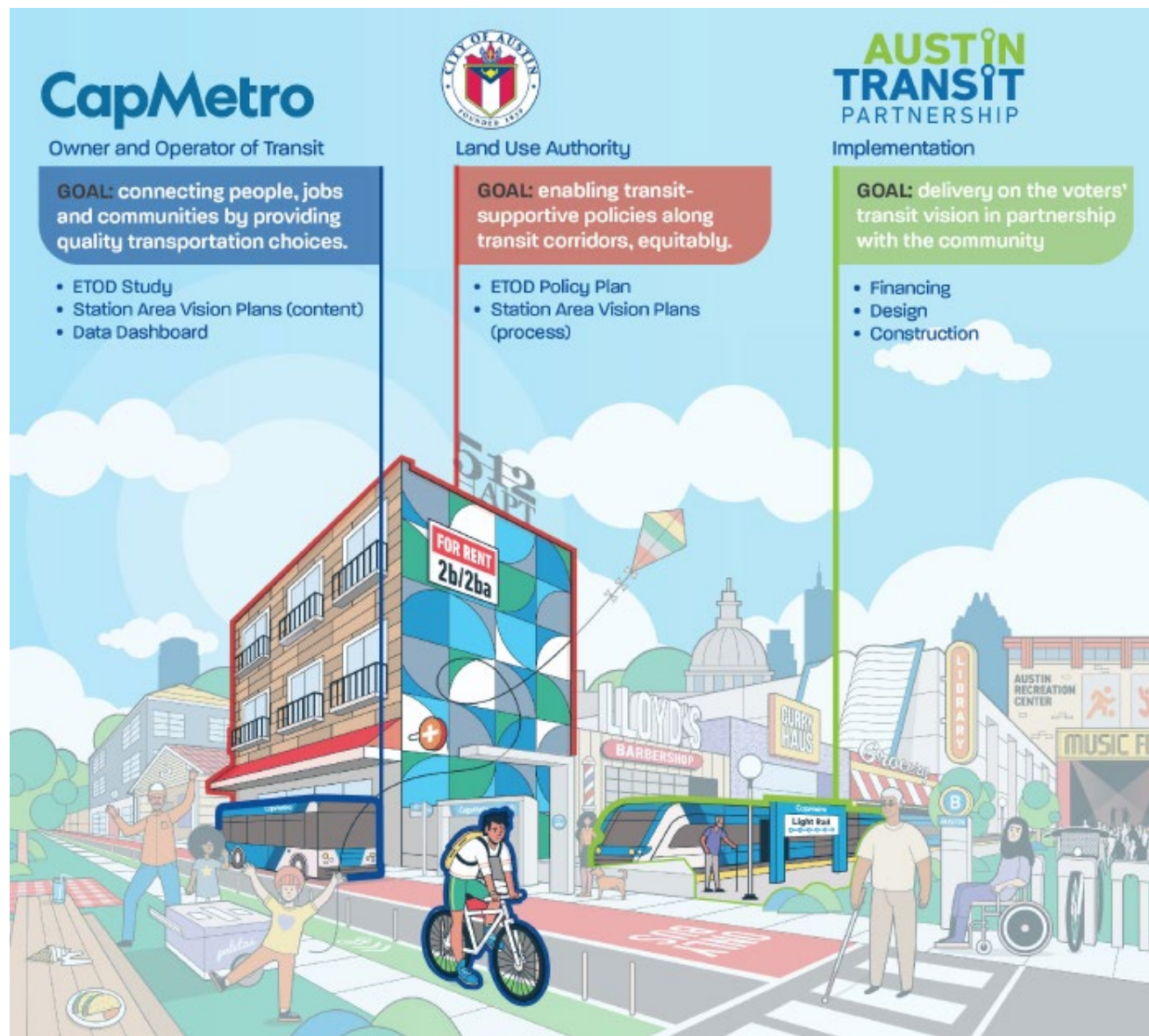
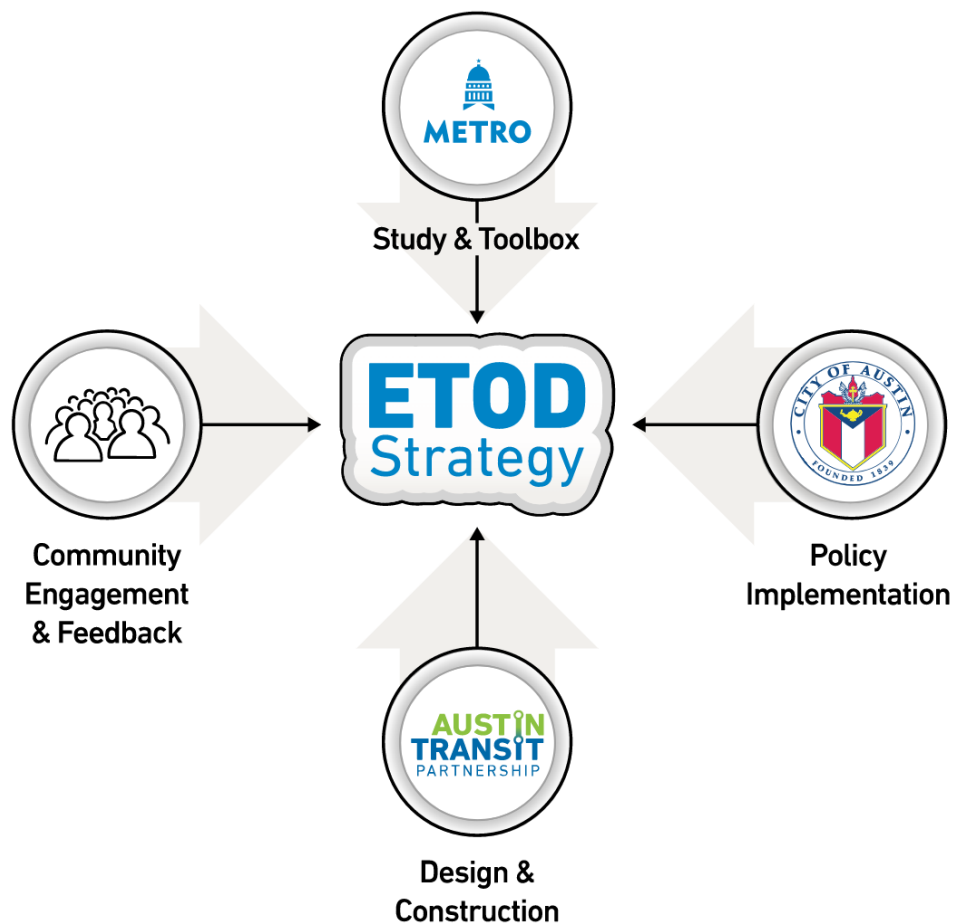
TOD VS. Equitable TOD



Purpose of the Plan

Provide a **comprehensive** framework to help the Austin community ensure that future development around the Project Connect transit system supports residents of **all incomes and backgrounds**, **especially those who have been disproportionately burdened** by past transportation and land use decisions.

The ETOD Team



Austin's ETOD Journey



ETOD Study

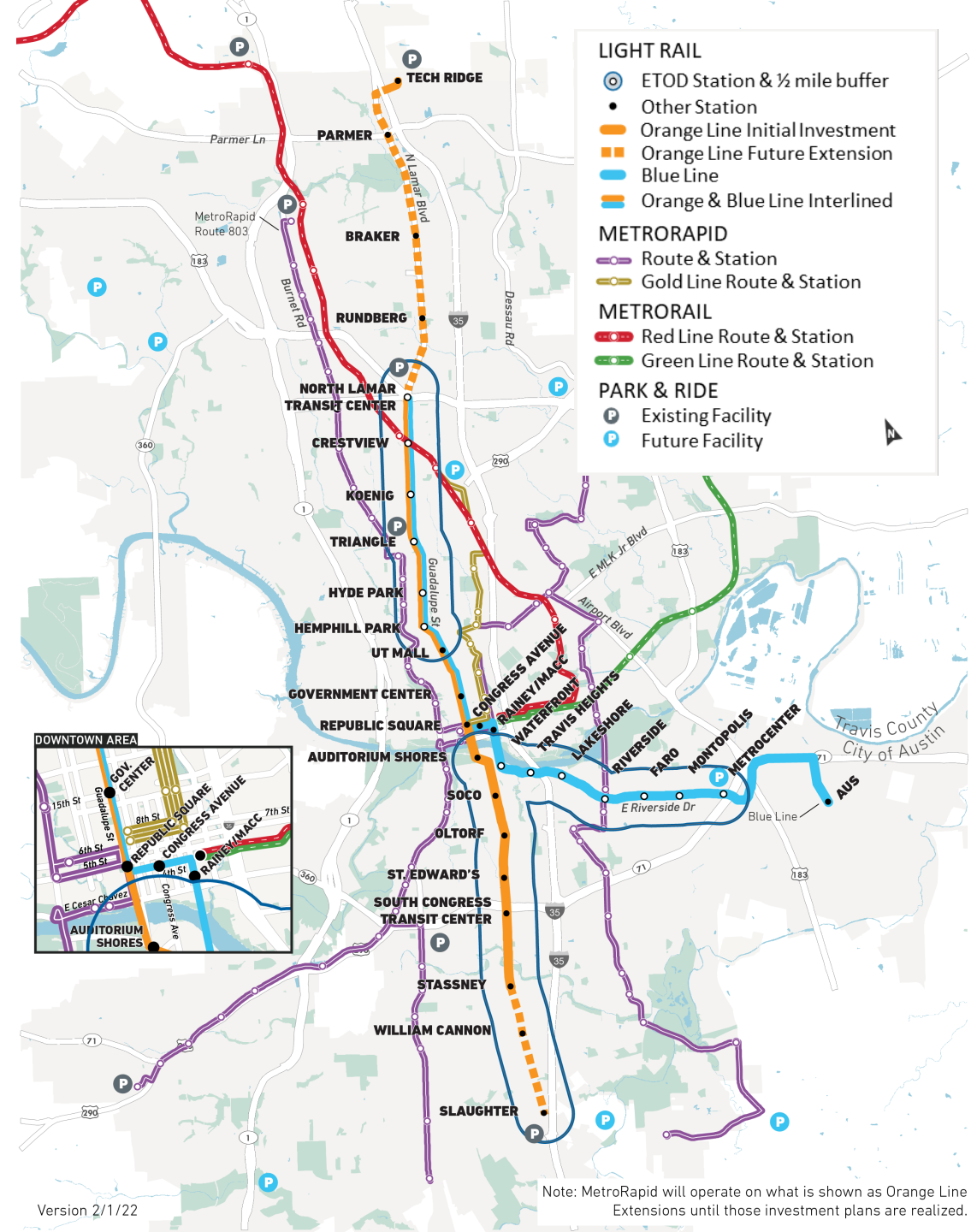
- **\$3.15 million** in Federal Transit Administration (FTA) TOD planning grants
- **98 stations** across all Project Connect lines

1

Quantitative analysis of existing conditions within ½ mile of station areas

2

Qualitative data collection through robust community engagement



Engagement Touchpoints



Community Presentation

Large format meetings to present project milestones



CAC Working Group Briefings

Monthly meetings, Ongoing guidance throughout project and major milestones



Tabling/Intercept Surveys

In-person events to target specific neighborhoods or demographics



Focus Groups & One-on-ones

Guided discussions with groups to identify vision and needs and to build consensus amongst stakeholders



Stakeholder Presentations

Presentations with stakeholder groups to educate participants on the process and vision of the ETOD Study



Community Connectors

Paid and trained individuals who do in-depth outreach in their communities

ETOD Project Goals



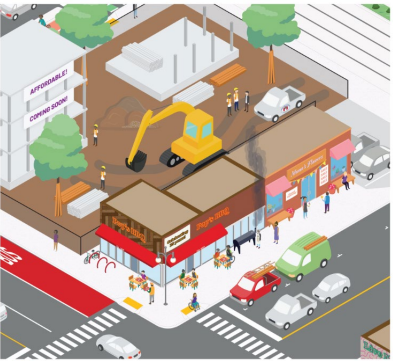
Enable All Residents to Benefit from Safe, Sustainable, & Accessible Transportation



Help to Close Racial Health & Wealth Gaps



Preserve and Increase Housing Opportunities That are Affordable & Attainable



Expand Access to High-Quality Jobs & Career Opportunities



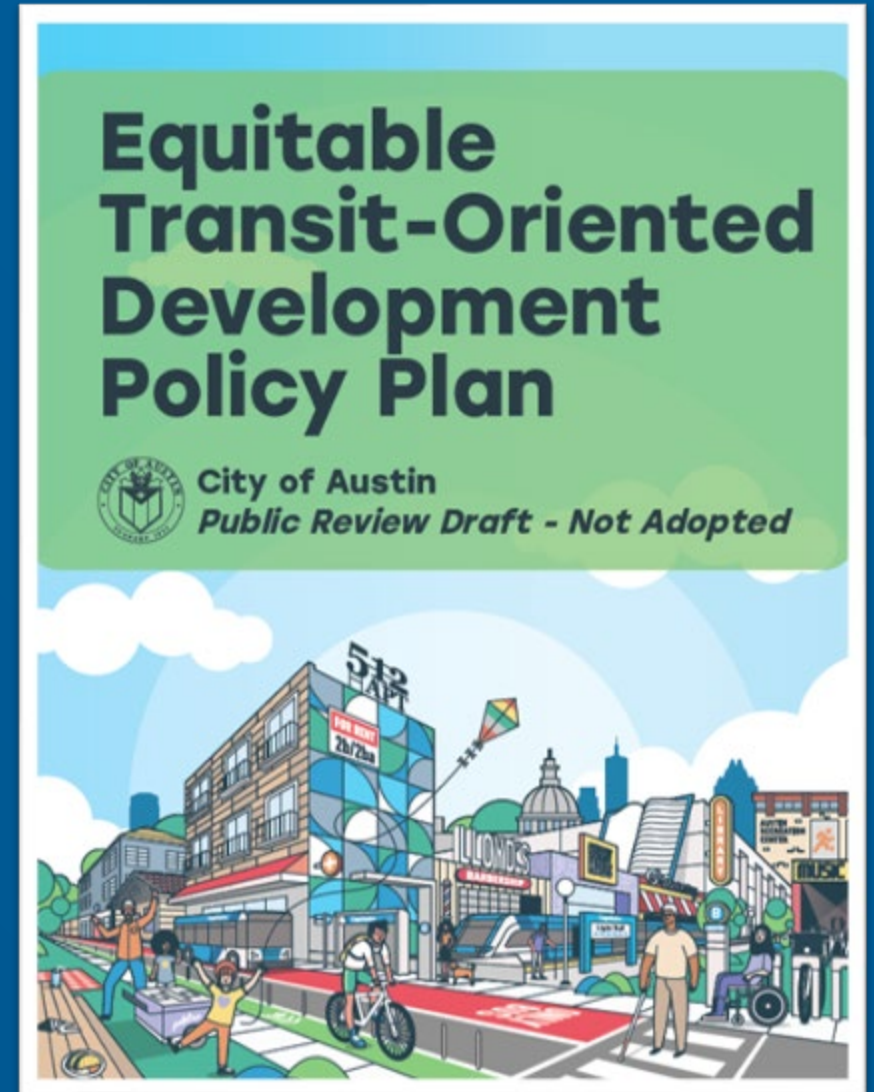
Support Healthy Neighborhoods That Meet Daily Needs



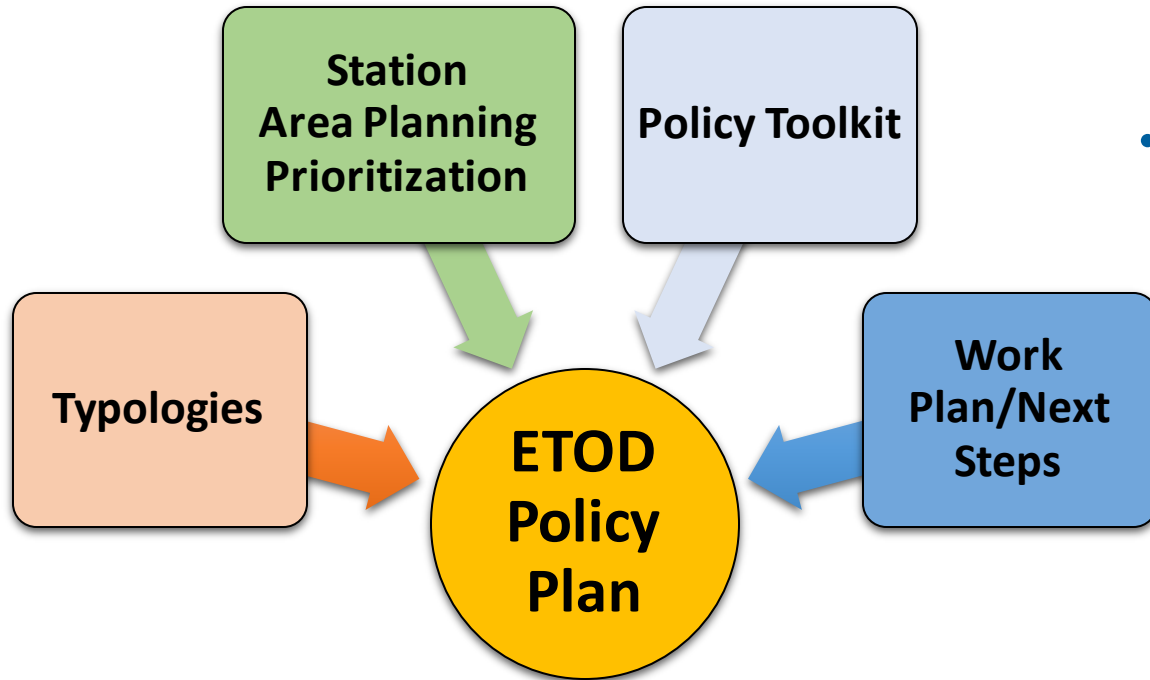
Sustain Austin's Diverse Cultural Heritage & Small Businesses

1. Enable All Residents to Benefit from Safe, Sustainable, and Accessible Transportation
2. Help to Close Racial Health and Wealth Gaps
3. Preserve and Increase Housing Opportunities That are Affordable and Attainable
4. Expand Access to High-Quality Jobs and Career Opportunities
5. Support Healthy Neighborhoods That Meet Daily Needs
6. Expand Austin's Diverse Cultural Heritage and Small, BIPOC-owned and Legacy Businesses

ETOD Policy Plan Contents

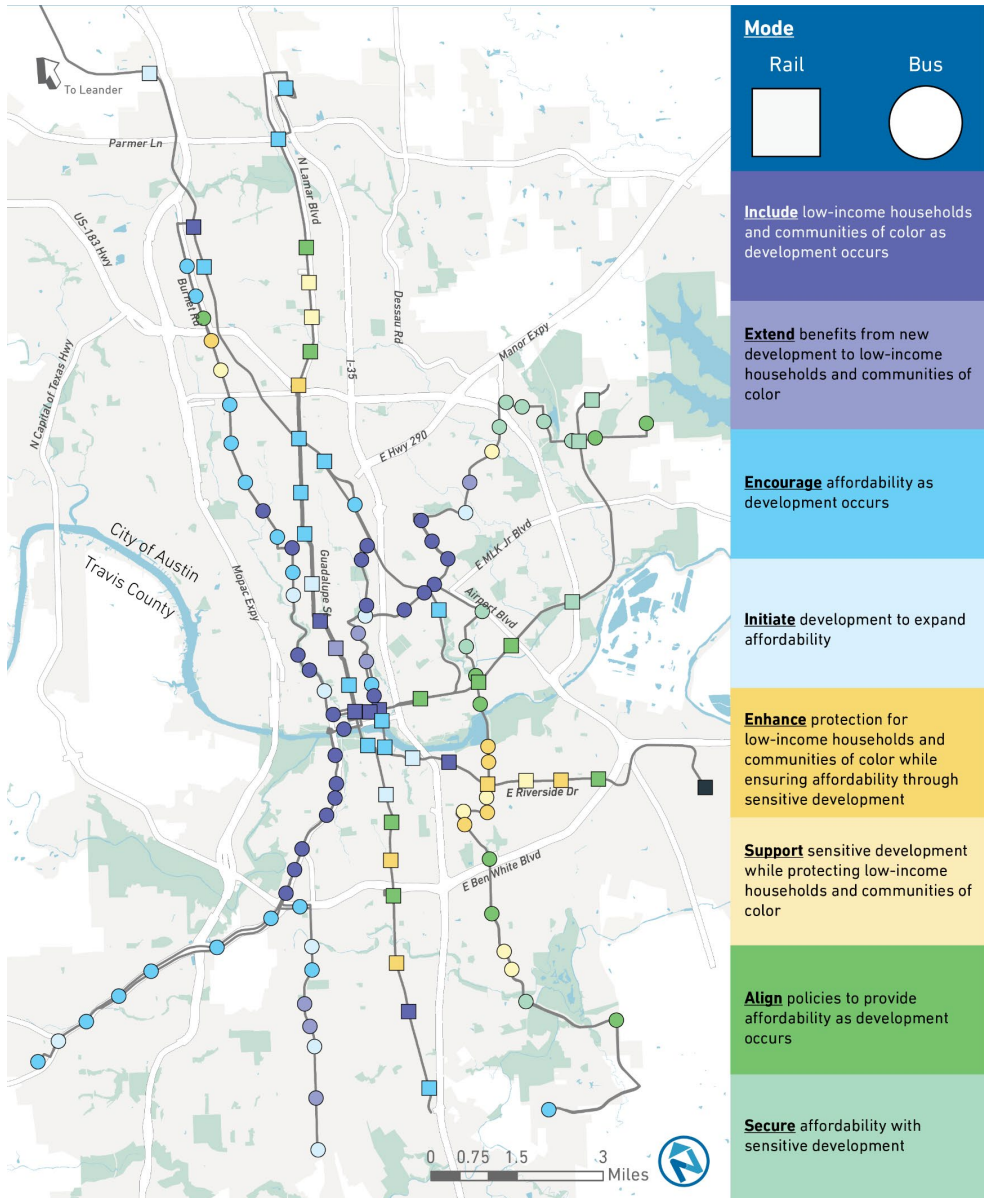


ETOD Policy Plan



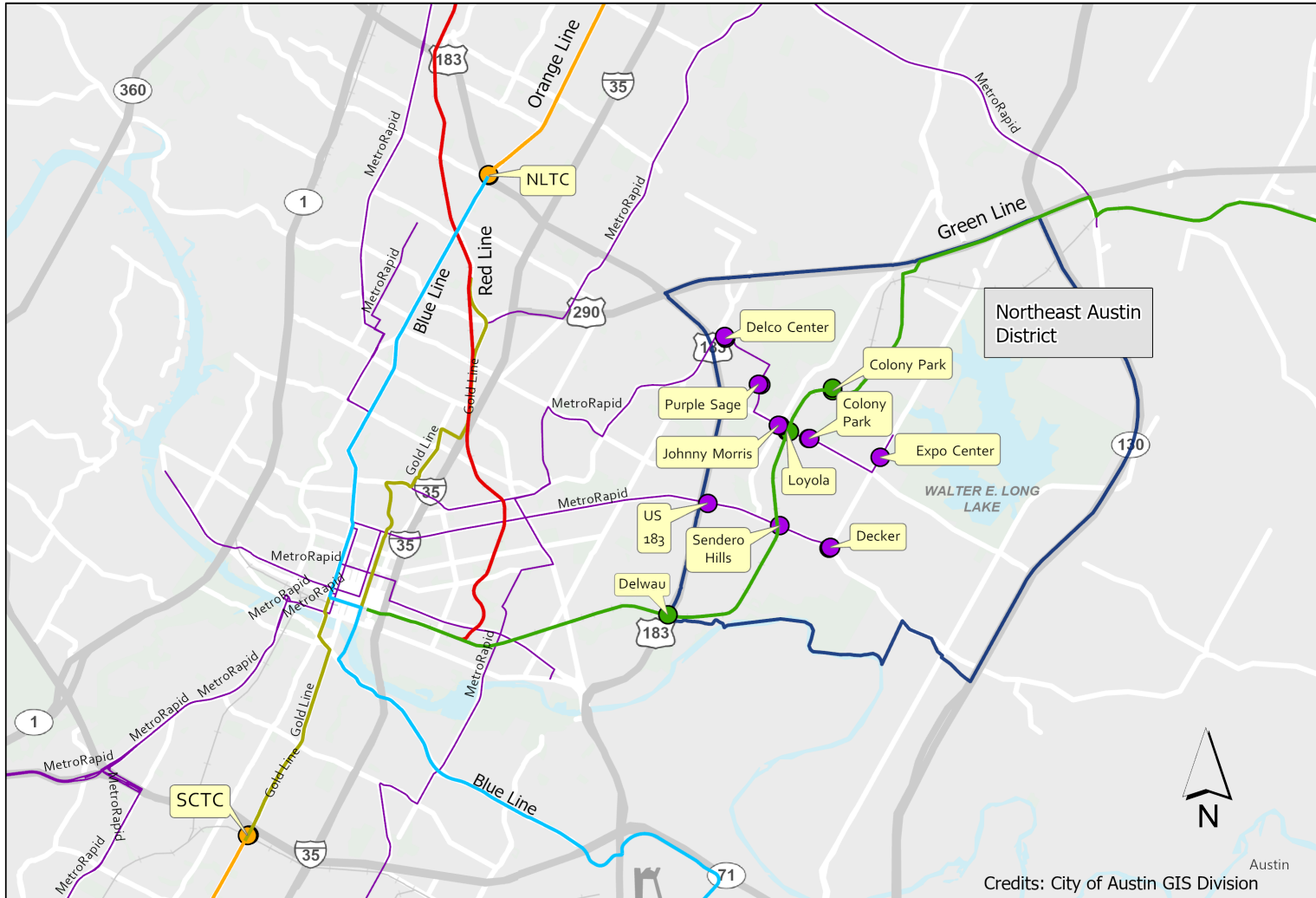
- **ETOD Policy Plan builds on the FTA-funded ETOD study led by CapMetro**
- **ETOD Policy Plan includes:**
 - ETOD Goals
 - A snapshot of how current TODs are performing (MLK Station, Plaza Saltillo, Crestview Station)
 - Station Area Typologies and Planning Priorities
 - Equity Based Policy Toolkit with Success Metrics
 - Work Plan for station area specific planning and regulatory changes in the short-, medium-, and long-term

ETOD Typologies



If a station has...	...and is...	...and has experienced...
More Residents Today	Historically Exclusionary or Low Displacement	Rapid Change
More Residents Today	Historically Exclusionary or Low Displacement	Slow Change
Fewer Residents Today	Historically Exclusionary or Low Displacement	Rapid Change
Fewer Residents Today	Historically Exclusionary or Low Displacement	Slow Change
More Residents Today	Vulnerable to or Experiencing Displacement	Rapid Change
More Residents Today	Vulnerable to or Experiencing Displacement	Slow Change
Fewer Residents Today	Vulnerable to or Experiencing Displacement	Rapid Change
Fewer Residents Today	Vulnerable to or Experiencing Displacement	Slow Change

ETOD Station Area Planning- 2023



First Year Stations

RAIL

North Lamar Transit Center- Orange Line
South Congress Transit Center- Orange Line
Delwau- Green Line
Loyola- Green Line
Colony Park- Green Line

BUS

Loyola/Johnny Morris
Colony Park Town Center
Purple Sage
Expo Center
Delco Center
Decker
Sendero Hills
US 183

ETOD Policy Toolkit

5 Tool Categories

- 1 Small Business and Workforce Development
- 2 Housing Affordability
- 3 Mobility
- 4 Land Use and Urban Design
- 5 Real Estate and Finance Strategies

POLICY TOOL	
Implementation Lead	Agency or organization
Partners	Additional agencies or organizations who can support in tool implementation
Timeline	Commence Planning and Design: Within 1 Year, 1-2 Years, 3-4 Years, 5+ Years Implementation Begins: Prior to Transit Construction, During Transit Construction Active: Duration of Transit Construction, Ongoing, Other Time Period
City Council Goals	Identifies the relevant City Council ETOD goals the tool addresses
ETOD Goals	Identifies the relevant ETOD Policy Plan goals the tool addresses
Description of the Tool	Provides a summary of what the recommended tool is
Examples of existing programs in Austin, if any	Discusses if an existing program/tool exists in Austin. If not, similar programs that may be used to align with ETOD goals
Implementation Challenges and Considerations	This section outlines financial, legal and programmatic considerations for the Implementation Lead in planning and designing the tool
Success Metrics	A set of metrics that will be further developed by the Implementation Lead to measure the success of the tool over time

Small Business and Workforce Development



**Business Assistance During
Construction**



Ongoing Small Business Support



**Workforce Development
Programs including childcare**

Housing Affordability



**Financing tools for preservation
and creation of rental and
ownership housing**



Land Use Strategies



**Homeownership and Tenant
Support**

Mobility



Transportation Demand Management Programs for site users and customers



Mobility Infrastructure Improvements



Parking Management

Land Use and Urban Design



Complete Community Land Use Policies



Development Incentives, Standards and Regulations



Invest in Public Realm

Real Estate and Finance Strategies



Leveraging Publicly Owned Land



Acquisition Strategies for ETOD



**Land Value Capture and
Innovative Financing**

Next Steps - 2023

- ❑ **Station Area Vision Planning** in coordination with CapMetro - North Lamar Transit Center and South Congress Transit Center; community engagement for stakeholders and the public in these areas **starting soon**
- ❑ Return to City Council on **February 23, 2023** with a resolution that accomplishes the following:
 - Accepts the **ETOD Policy Plan**; and
 - Authorizes the City Manager to coordinate with Capital Metro to incorporate the ETOD Policy Plan tools for the **Green Line and Metro Rapid Stations** within the boundaries of the ongoing **Northeast Austin District Planning** Process; and
 - Initiates necessary **amendments to the Land Development Code** to implement an ETOD Policy;
 - Initiates **amendments to the Imagine Austin Comprehensive Plan** to incorporate the ETOD Typologies.
- ❑ Begin comprehensive plan and code amendments per Council direction at February 23, 2023 meeting
- ❑ Continued coordination with leads and partners to implement Policy Tools and measure success
- ❑ Develop Equity Scorecard to evaluate proposed ETOD development projects

Get Involved!

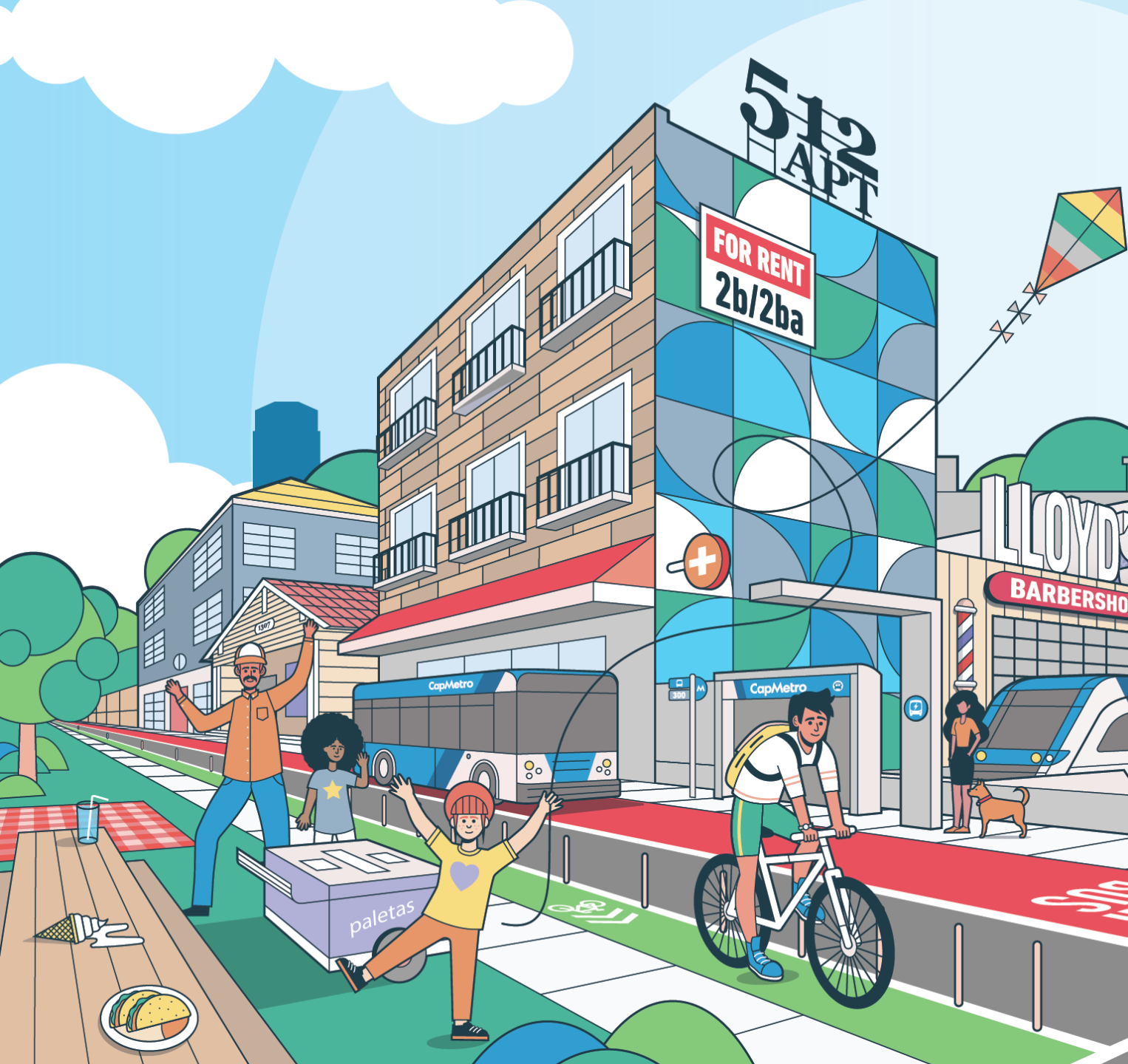
Review draft Policy Plan online: www.publicinput.com/ETOD

Find more information ETOD: <https://projectconnect.com/projects/etod>

Send us a message: ETOD@austintexas.gov

Give public comment at City Council on the Policy Plan: Feb. 23, 2022

Stay tuned for future engagement efforts during future ETOD implementation
(*station area planning, code changes, etc.*)!



Questions?

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